





















LEGEND:

- | | |
|---|---------------------------|
|  | IRON PIN FOUND |
|  | PK NAIL FOUND |
|  | 1/2" IRON PIN SET PS 1380 |
|  | BOUNDARY LINE |
|  | PROPOSED LOT LINE |
|  | RIGHT OF WAY LINE |
|  | SETBACK LINE |
|  | EASEMENT LINE |
|  | WOODEN FENCE |
|  | ELECTRIC METER/RISER |
|  | UTILITY POLE |
|  | GUY WIRE |
|  | AIR CONDITIONING UNIT |
|  | GAS METER |
|  | WELL |
|  | WATER METER/RISER |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | TELEPHONE RISER |
|  | MAIL BOX |
| <i>U.E.</i> | UTILITY EASEMENT |
| <i>U.&A.E.</i> | UTILITY & ACCESS EASEMENT |
| <i>B.S.L.</i> | BUILDING SETBACK LINE |

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

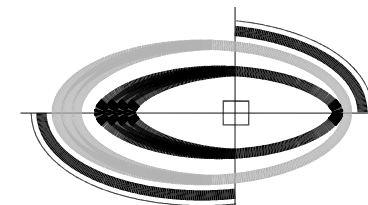
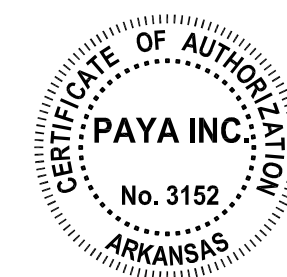
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE PROPERTY OR ESTATE: EASEMENTS; OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE CITY OF CAVE SPRINGS PLANNING COMMISSION (CSPC) APPROVED
THIS LOT LOT SPLIT AND REPLAT AT A MEETING HELD ON JANUARY
3RD, 2017.

PLANNING COMMISSION CHAIR	DATE
PLANNING & ZONING OFFICIAL	DATE
PUBLIC UTILITIES OFFICIAL	DATE



PAYA INC.

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(479) 696-9138

mail@paya-inc.com

259 BRIGHT ROAD - CAVE SPRINGS, AR - 72718

LOT SPLIT AND REPLAT
LOT 5 OF THE CREEKSIDE ESTATES
CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS

PREPARED FOR: WANDA L. SANDERS TRUST			
DRAWN BY:	LP	SCALE: 1" = 40'	DATE: December 19, 2016
REVISED:	CEB	DWG: 16016 SPLIT	SHEET: 1 OF: 1

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE FEMA FLOOD INSURANCE RATE MAP
PANEL NO. 05007C0430J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND
FOUND THE DESCRIBED PROPERTY HEREON LIES COMPLETELY WITHIN ZONE
"A" AN AREA WITHIN THE 100-YEAR FLOOD ZONE.

PARENT TRACT
PARCELS 05-10760-000

SURVEY DESCRIPTION:

ALL OF LOT 5 THE CREEKSIDE ESTATES SUBDIVISION
IN THE CITY OF CAVE SPRINGS, BENTON COUNTY,
ARKANSAS AS RECORDED IN PLAT BOOK P1 AT
PAGE 934.

ZONING AND SETBACK INFORMATION

LOT 5A - ZONED R-1 SINGLE-FAMILY RESIDENTIAL
SETBACKS: FRONT: 25 FEET / SIDE (INTERIOR): 7 FEET / SIDE (CORNER): 25 FEET
/ REAR: 25 FEET / WATERFRONT: 25 FEET.

LOT 5B - ZONED R-E ESTATE SINGLE-FAMILY RESIDENTIAL
SETBACKS: FRONT: 35 FEET / SIDE (INTERIOR): 15 FEET / SIDE (CORNER): 35 FEET
/ REAR: 25 FEET / WATERFRONT: 25 FEET.

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	30°00'00"	50.00'	26.18'	S17°40'00"W, 25.88'

OWNER:

WANDA L SANDERS TRUST
12755 WOOD DUCK LN.
CAVE SPRINGS, AR 72718

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE
HEREIN DESCRIBED PROPERTY, SITUATED IN BENTON COUNTY, ARKANSAS.
THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY
KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

LAZARO G. PAYA AR. PS #1380

DATE _____